

DEIS SCOPE
Webb Avenue Residential Development
Town/Village of Harrison, Westchester County, New York

This document identifies the impacts to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Webb Avenue Residential Development and initial site plans, which provide for a 200-unit multi-family residential development located on Webb Avenue in the Town/Village of Harrison, New York. This Scoping Document contains the items described in 6 CRR-NY Part 617.8 (E)(1) through (7).

Classification of Action: **Type I**

Lead Agency: **Planning Board**
 Town/Village of Harrison

Scoping Meeting: **January 28, 2020**

Scope Adoption: **TBD**

Description of the Proposed Action:

The proposed action is the development of 200 residential rental units within a 5-story building above two levels of structured parking situated on a ± 9.54 -acre parcel of land located on Webb Avenue. The site is within the SB-0 "Special Business District", where multifamily residential uses are permitted subject to a special exception use approval. The site is adjacent to the Blind Brook watercourse. The development will include stormwater management on-site utilizing, among other things a design which elevates the proposed building structure, allowing floodwaters to flow beneath. The proposed development would also substantially improve approximately 4.5 acres of underutilized land and improve existing drainage and flooding conditions pursuant to a comprehensive eco-restoration project removing invasive species, reengineering the area, providing public walking trails with community gardens and improving outdoor recreation space. The proposed development also incorporates several sustainable components including a LEED certifiable building design, rooftop solar panels, green vehicle charging stations, composting and connectivity to public transit, various community resources and destinations and existing transportation networks.

General Guidelines:

- The DEIS shall cover all items in this Final Scope of issues and will conform to the format outlined in this document. Each impact issue (e.g., land use, traffic, etc.) shall be presented in a separate subsection which includes a discussion of existing conditions, impacts associated with the proposed action and any mitigation measures designed to minimize identified issues. If appropriate, impact issues listed separately in this document may be combined in the DEIS, as long as all issues described in this Final Scope are addressed.

- Narrative discussions shall be accompanied by appropriate tables, charts, graphs and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion shall summarize and highlight information presented graphically.
- Information shall be presented in a manner that can be readily understood by the public.
- Where reasonable and necessary, mitigation measures shall be incorporated into the proposed action if they are not already so included. For any mitigation measure listed in the Final Scope that is not incorporated into the proposed action, the specific reason why the Applicant considers it unnecessary shall be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is provided, the DEIS should explain the basis therefore.
- The document shall be written in the third person (i.e., the terms “we” and “our” shall not be used). The Applicant’s conclusions and opinions, if given, shall be identified as those of the “Applicant”. When describing the project and its potential impacts, the DEIS should use the word “would” rather than “will”.
- The entire document shall be checked carefully to ensure consistency with respect to the information presented in the various sections.

The DEIS shall contain the following information and address the following issues as they relate to the proposed action:

COVER SHEET identifying:

1. The Proposed Action and its location including tax map designation;
2. The name, address and telephone number of the Lead Agency and contact person;
3. The name, address and telephone number of the preparer of the DEIS; the date of DEIS submission and acceptance; and
4. The name, address and telephone number of the Applicant;
5. Public hearing date and DEIS comment period.

Following the cover sheet, a list (name, address and telephone numbers) of all consultants involved in the project should be provided.

TABLE OF CONTENTS, indicating the chapters of the DEIS and page numbers as well as lists of exhibits, tables and appendices.

The text of the DEIS shall include the following:

I. EXECUTIVE SUMMARY

The summary shall describe the Proposed Action, its significant impacts and mitigation measures, and the alternatives analyzed in the body of the document. It will also include a list of all Involved and Interested Agencies and all required reviews and approvals from all governmental agencies, including the Town, County

and State agencies. The use of tabular summaries is recommended.

II. PROJECT DESCRIPTION

With text accompanied by photographs, maps sketches and/or architectural renderings, as necessary, this section of the DEIS shall provide a full and clear description of the Proposed Action.

A. Project Location and Site Description

Identification and description of regional context and area location, tax map designation, site access, abutting land uses and zoning categories. This section shall include a description of all uses and facilities that are currently located on the project site and a site survey. This section shall describe site character and environmental conditions, including topography, vegetation, wetlands, etc. The relationship of this site to the adjacent 800 Westchester Avenue (former General Foods) building should be documented.

B. Proposed Action

Include a detailed discussion of the proposed multi-family residential development, the proposed zoning and the proposed site plans for the phases(s) of development including:

- i. Description of new building and its architecture/design
- ii. Residential component
- iii. Residential amenities component
- iv. Green design and sustainability components
- v. Site roadways, access, circulation and connectivity
- vi. Off-street parking and loading
- vii. Tree preservation, landscaping and buffers
- viii. Wetland restoration and flood management plans
- ix. Recreation and open space
- x. Utilities and support facilities
- xi. Site excavation, grading and fill plans
- xii. Stormwater management summary
- xiii. Construction staging summary

C. Project History

Description of the site's development history, including:

- i. Original approvals/development of General Foods building and any restrictions, limitations or uses of the site required to support the General Foods development that may relate to the project site.
- ii. Previous development applications on the site and in the vicinity of the site.

D. Statement of Project Purpose and Need

Description of the Applicant's needs and objectives for the development, and the benefit to the public, including:

- i. Comprehensive market analysis taking into account market area demographics, renter demand, area rent and vacancy rates, and recent and projected supply.
- ii. Wetland restoration and flood management.

E. Reviews and Approvals

A complete list of all required reviews and approvals, and all Involved and Interested Agencies that will receive the DEIS.

III. EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION

This section of the DEIS shall include a comprehensive analysis of existing conditions, anticipated impacts in the build condition (and no-build condition, where applicable), and specific mitigation measures designed to address all significant adverse impacts.

A. Land Use and Zoning

- i. Existing Conditions
 - i. Survey and analysis of existing land uses within ½ mile of the project site including a color land use map
 - ii. Description and mapping of existing zoning within ½ mile of the project site, including detailed description of zoning regulations that currently apply to the site (e.g., permitted uses, lot, bulk and parking requirements, setbacks and buffers)
 - iii. Review of applicable Town/Village of Harrison and County planning documents, including: Westchester 2025 and The Town/Village of Harrison Comprehensive Plan relevant to the project.
- ii. Potential Impacts
 - i. Discussion of the relationship of the proposed development to overall land use patterns within the ½ mile study area, and compatibility with adjacent properties.
 - ii. Discussion of the project's compliance or non-compliance with local land use policies and regulations.
 - iii. Discussion of the project's relationship to Town and County planning proposals and policies.
- iii. Proposed Mitigation
 - i. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

B. Visual Resources

- i. Existing Conditions
 - i. Documentation of the visual character of the site and the immediately surrounding area through captioned photographs and narrative.
 - ii. Description of on-site vegetative features, views offered into/from the subject property
- ii. Potential Impacts
 - i. Describe the proposed development in relation to surrounding buildings and uses using the NYSDEC Program Policy, Assessing and Mitigating Visual Impacts, DEP-00-2 as a guideline.
 - ii. Preparation of building elevations, sketches and other illustrations.
 - iii. Describe the architecture proposed for the new building.
 - iv. Describe proposed signage type and size for the site and building.
 - v. Describe proposed interior and exterior site lighting, including garage lighting.
 - vi. Using captioned photographs, cross sections, photo-simulations and/or sketch renderings, provide an analysis of potential for impact on views to the development from the immediately surrounding area, including:
 - a. Views into the site from the I-287 eastbound and westbound lanes,
 - b. View into the site from the intersection of Webb Avenue and Westchester Avenue,
 - c. View into the site from the intersection of Webb Avenue and Bowman Avenue.
 - d. Views into the site from 800 Westchester Avenue.
 - e. Views to the site from 2975 Westchester Avenue.
 - f. Views to the site from 287 Bowman Avenue.
 - g. View to the site from Purchase Professional Park
 - h. Views from the Brook Lane/Sunset Road neighborhood inm Rye Brook.
 - i. Views from the residences on the north side of Purchase Street, west of Bowman Avenue/Polly Park Road.
- iii. Proposed Mitigation
 - i. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

C. Geology, Soils, Topography and Steep Slopes

- i. Existing Conditions including a description and mapping of:

- i. Regional and bedrock geology, Identify composition and thickness of subsurface material, including, but not limited to, depth to and nature of bedrock formations, depth to groundwater, impermeable layers.
 - ii. Identify and list soil types on the site, with discussion of soil characteristics and suitability for construction
 - iii. A topographic survey based on a two-foot contour interval is required. Map existing topography to reflect the following slope categories: 0-15%, 15-25% and 25 % and greater.
- ii. Potential Impacts
 - i. Preparation of grading plans and analyses of:
 - a. Soil erosion
 - b. Slope stabilization and
 - c. Extent of rock removal, if required.
 - ii. Estimate of cuts and fills.
- iii. Proposed Mitigation
 - i. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

D. Flora and Fauna

- i. Existing Conditions
 - i. Discussion of on-site species, vegetation and cover types and habitats.
 - ii. Identify vegetation characteristics, including but not limited to species presence and abundance, age, size, distribution, dominance, community types, habitat value, unique, rare and endangered species as identified by the New York State Natural Heritage Inventory, and value as habitat for wildlife.
 - iii. Provide a tree survey of existing regulated trees on the subject property. All trees 8" dbh and above shall be survey located, tagged and categorized by, at a minimum, genus and species, with common and scientific names. Specifically identify specimen or champion trees or stands of trees.
 - iv. List fish and wildlife species observed as well as those likely to inhabit the project site and within surrounding area, including migratory and resident species. Include the migratory or life stage needs of those species in terms of their movement off the site. Include buffer and dependence and identify all wildlife corridors on-site that is part of this analysis. Identify species abundance, distribution and dominance.
 - v. Discussion of fish and wildlife population characteristics, including but not limited to species presence and abundance, distribution, dominance, unique, rare and endangered species.
 - vi. Identification of any on-site or proximate rare, threatened, endangered or invasive species of flora and fauna.

- ii. Potential Impacts
 - i. Quantification of loss of wooded areas and habitat fragmentation effects.
 - ii. Impacts on resident plant and animal populations.
 - iii. Effects on rare threatened, endangered or invasive species, if any.
- iii. Proposed Mitigation
 - i. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

E. Surface and Groundwater Resources including Wetlands & Floodplains

- i. Existing Conditions
 - i. Description and classification of surface watercourses, both intermittent and perennial on or adjacent to the site, including the Blind Brook.
 - ii. Description and functional analysis of on-site wetlands.
 - iii. Description of floodway and floodplain buffer areas on or adjacent to the site.
- ii. Potential Impacts
 - i. Description of potential impacts to on-site watercourses or wetlands or regulated buffer areas.
 - ii. Description of disturbance and effects on wetland functions.
 - iii. Description of disturbance and effects on-site flood storage.
 - iv. Provide flood and engineering analysis (Hydrologic and Hydraulic Study) of the Blind Brook stream corridor between in the vicinity of the site.
- iii. Proposed Mitigation
 - i. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

F. Stormwater Management

- i. Existing Conditions
 - i. Description of existing regional and local drainage patterns and facilities
 - ii. Identification of discharge points for existing on-site drainage.
 - iii. Video analysis of storm sewer lines into which the project will connect.
 - iv. Calculation of pre-development stormwater flow volumes and peak discharge rates for the 1, 10, 25, 50 and 100-year storm events as required by the New York State Department of Environmental Conservation (NYSDEC) and the Town/Village of Harrison

- ii. Potential Impacts
 - i. Analysis of stormwater impacts from the proposed development, including calculation of post-development runoff quantity for the 1, 10, 25, 50 and 100-year storms.
 - ii. Description of the proposed stormwater management facilities.
- iii. Proposed Mitigation
 - i. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

G. Water Supply and Sanitary Sewerage

- i. Existing Conditions
 - i. Description of existing Westchester Joint Water Works (WJWW) and County sewer lines on-site and within adjacent roadways, including interconnections with adjacent sites and associated easements.
 - ii. Identify water and sewer districts impacted by the proposed action.
 - iii. Video analysis of sewer lines between the site and the County trunk sewer.
 - iv. Description of WJWW water system and County sewage treatment system capacities.
 - v. Discussion of the recently completed Town/Village of Harrison Sanitary Sewer and Inflow and Infiltration (I&I) study in relation to the proposed project.
- ii. Potential Impacts
 - i. Description of the proposed water and sewer utilities system.
 - ii. Estimates of projected water usage, including irrigation and fire demands.
 - iii. Estimates of sewage generation.
 - iv. Analysis of the ability of existing water and sewer infrastructure to accommodate projected domestic and fire flows.
- iii. Proposed Mitigation
 - i. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

H. Other Utilities and Services (Gas, Electric and Telecommunications)

- i. Existing Conditions
 - i. Description of existing utility services in the vicinity of and provided to the site.
- ii. Potential Impacts
 - i. Description of any proposed modifications to the existing utilities system.

- ii. Analysis of the ability of existing systems to accommodate projected demands, including the Consolidated Edison gas moratorium.
- iii. Proposed Mitigation
 - i. Identify opportunities to employ alternative energy technologies including solar and geothermal.
 - ii. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

I. Traffic, Transportation and Parking

- i. Existing Conditions
 - i. Discussion of the property location along the Westchester Avenue/I-287 corridor, including access to local and regional roadways, and existing transit service.
 - ii. Inventory of existing road conditions in the vicinity of the site in the Town of Harrison and Village of Rye Brook, including:
 - a. Pavement width/conditions
 - b. Number of lanes, directions
 - c. Posted speed limits
 - d. Roadway classifications
 - e. On-street parking
 - f. Traffic controls
 - iii. Description of existing bus service and bus stop locations.
 - iv. Identify pedestrian routes, including all sidewalks in the vicinity of the site.
 - v. Determination of existing traffic volumes in the weekday AM and PM and weekend peak hours, and existing levels of service during these peak hours for each of the following intersections, during periods of when schools (including colleges) are in session:
 - a. Webb Avenue and Westchester Avenue - all legs of triangular intersection including Westchester Avenue separate westbound loop back lane onto Westchester Avenue westbound.
 - b. Westbound diverging fork of Westchester Avenue/Purchase Street at easternmost WestMed driveway.
 - c. Westbound converging fork of Westchester Avenue/Purchase Street past WetMed westernmost driveway.
 - d. Webb Avenue and Bowman Avenue
 - e. Westchester Avenue and NYS Rt. 120 westbound ramps
 - f. I-287 Exit # 10 Eastbound Ramp and Bowman Avenue
 - g. I-287 Exit # 10 Westbound Ramp and Purchase Street
 - h. Bowman Avenue at South Ridge Street.
 - i. Westchester Avenue at South Ridge Street.
 - j. Westchester Avenue at Lincoln Avenue.
- Manual turning movement counts will be collected during typical weekday morning and weekday afternoon peak periods. Data shall not follow or precede holidays and weekday conditions should

- include dates when schools are in session.
 - vi. Analysis of available traffic accident reports for the past three years for the above intersections and the road segments between these intersections.
- ii. Potential Impacts**
- i. Analysis of the traffic impacts of the proposed development.
 - ii. Estimate of project generated peak-hour traffic and anticipated distribution patterns.
 - iii. Calculation of background traffic volume for the design year of 2021, including other development projects recently approved or under construction, but not yet occupied and generating traffic, as well as those in the review pipeline that have a reasonable expectation of receiving approval.
 - iv. Level of service analysis with No-Build and Build (including project generated traffic) conditions including a level of service and delay summary table for all conditions.
 - v. Analysis of access and sight distance requirements at the proposed site access driveway.
 - vi. Analysis of projected parking demand and proposed parking spaces.
 - vii. Identify potential traffic related air quality impacts.
 - viii. Qualitative description of future pedestrian and bike routes and opportunities to enhance the connectivity of the site with the surrounding neighborhood, and the commercial areas to the east in the Village of Rye Brook.
- iii. Proposed Mitigation**
- i. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

J. Fiscal and Market Conditions

- i. Existing Conditions**
- i. Discussion of demographic characteristics in the Town of Harrison such as income, employment, age, etc.
 - ii. Describe existing tax revenue generated by the project site for the various taxing jurisdictions.
 - iii. Analyze key economic, market and demographic variables that influence the demand for multi-family housing.
 - iv. Identify and analyze the primary and secondary market for multi-family housing.
 - v. Specifically identify the number and type of existing multi-family units in the Town of Harrison and primary and secondary market areas, as well as those units approved but not yet constructed, and those units in the review pipeline.
 - vi. Analyze the state of the current local and national economy as it relates to the multi-family housing market. Assess future anticipated trends.

- ii. **Potential Impacts**
 - i. Discuss anticipated project population and resulting increase in Town/Village population.
 - ii. Document that an adequate demand exists for the proposed multi-family units.
 - iii. Document the anticipated absorption rate of the proposed units.
 - iv. Provide an analysis of anticipated tax revenue generated by the proposed action.
 - v. Provide a fiscal impact analysis comparing projected municipal service costs with anticipated tax revenues.
- iii. **Proposed Mitigation**
 - i. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

K. Community Services

I. Police Services

- i. **Existing Conditions**
 - 1. Identify the staff size and organization of the Police Department.
 - 2. Identify the number of calls for service per year and the service ratio.
 - 3. Identify the location of police station in relation to the Project Site.
 - 4. Identify average response time to the Project Site.
- ii. **Potential Impacts**
 - 1. Evaluate increased demand for police services resulting from the proposed action.
 - 2. Identify increased costs for Police Department.
 - 3. Identify concerns of the Police Department (if any).
- iii. **Mitigation Measures**
 - 1. Discuss potential methods for mitigation of potential adverse impacts to the Police Department that could result from the proposed development.
 - 2. Identify private security measures that are proposed or may be employed.
 - 3. Identify any and all additional equipment needed for the Police Department.

2. Fire Services

- i. **Existing Conditions**
 - 1. Identify Fire Department jurisdiction.
 - 2. Identify the staff size and organization of the Fire Department.
 - 3. Identify Fire Department apparatus and equipment.
 - 4. Identify the number of calls for service per year and service ratio.

5. Identify the average response time to the Project Site and location of fire stations.

ii. **Potential Impacts**

1. Evaluate the increase demand for fire services.
2. Identify concerns from the Fire Department (if any).
3. Describe how the site plan will adequately provide emergency service access.
4. Identify increased costs to Fire Department.
5. Identify any unique fire safety issues related to the site's proximity to the floodplain.
6. Identify source of water supply and evaluate pressure and required storage volumes for the proposed action.
7. Discuss potential impacts to fire or emergency service access to 800 Westchester Avenue.

iii. **Mitigation Measures**

1. Discuss possible methods for mitigation of potential adverse impacts that could result from the proposed development.
2. Emergency service access.
3. Provision of fire hydrants and water supply systems.
4. Fire suppression sprinklers and standpipe systems.
5. Identify any and all additional equipment needed for the Fire Department.

3. EMS Services

i. **Existing Conditions**

1. Identify EMS service provider.
2. Identify the staff size and organization of the EMS service provider.
3. Identify EMS apparatus and equipment.
4. Identify the number of calls for service per year and service ratio.
5. Identify the average response time to the Project Site and location of EMS ambulance stations.

ii. **Potential Impacts**

1. Evaluate the increase demand for EMS services.
2. Identify concerns from the EMS service provider (if any).
3. Describe how the site plan will adequately provide emergency service access.
4. Identify increased costs to EMS service provider.
5. Identify any unique emergency service issues related to the site.

iii. **Mitigation Measures**

1. Discuss possible methods for mitigation of potential adverse impacts that could result from the proposed development.
2. Emergency service access.

3. Identify any and all additional equipment needed for the EMS service provider.

4. Recreation and Open Space

i. Existing Conditions

1. Describe existing public recreation and open space facilities in the Town of Harrison and Village of Rye Brook in the vicinity of the site.
2. Describe the Project Site's current open space characteristics and benefits.

ii. Potential Impacts

1. Discuss potential impacts to public recreation and open space for the proposed action.
2. Document the impact of the loss of the open space now available on the Project Site.

iii. Mitigation Measures

1. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
2. Discuss the potential for the provision of on-site publicly accessible open space/recreation land.
3. Discuss how proposed open space areas are to be protected and maintained. If restrictions such as deed restrictions, conservation easements or other prohibitions in future development are proposed, discuss what legal mechanism will be put into place to ensure perpetual preservation of open spaces.
4. Discuss the potential for public connections to on-site preserved open space, including pedestrian and bicycle connections and public parking.

5. Solid Waste and Recycling

i. Existing Conditions

1. Describe how solid waste and recycling are collected and disposed of in the Town.

ii. Potential Impacts

1. Describe how solid waste and recycling will be collected and disposed of for the proposed action.

iii. Mitigation Measures

1. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development, including zero waste systems including but not limited to the use of compostable materials in consumer waste and composting programs for food services and other businesses.
2. Identify how the County recycling requirements will be met.

3. Demonstrate that adequate storage measures are included for recycled materials.

6. Schools

i. Existing Conditions.

1. Describe location, capacity and enrollment of all existing schools in the Harrison School District, as well as historical and projected enrollments trends, based upon data made available by the School District.
2. Identify current capital improvements being undertaken by the District.

ii. Potential Impacts.

1. Estimate the public-school child generation from the proposed residential uses by use of accepted school child multipliers (Rutgers CUPR or ACS PUMA cross tabs and/or any location specific method by analyzing the relevant school facilities in the Town and the estimated numbers of students generated), segmented by unit mix, tenure and rent or income level; confirmed by experience of similar developments.
2. Apply the average annual current enrollment expenditure per student as borne by property taxes net of state aid (based on the average of all grades and special needs) to the number of proposed development students for the measure of the development costs. Evaluate the impacts of projected enrollment increases, from the project, on the Harrison School Districts school facilities and budgets. Consider long term cumulative impacts of enrollment increases within the district. Communicate with the school districts and evaluate the potential for the need for new buildings, fields or other facilities. Impacts on property tax revenues to the School Districts and other taxing jurisdictions should take into consideration the need for capital improvements resulting from the proposed project.
3. Discuss transportation impacts upon the Harrison School District, including need for the District to add a transportation route and pick up location to accommodate students.
4. Discuss whether the Proposed Action will generate more older “existing students” than “new” kindergarten students. Discuss cost impacts of educating “new” students vs. “existing students.”
5. Analyze potential numbers of children that would attend private schools.

iii. Mitigation Measures.

- I. Discuss potential mitigation measures, if necessary. Discuss tax implications of the project.

L. Noise and Air Quality

- i. Existing Conditions
 - i. Summarize a qualitative description of the existing noise environment at the Project Site.
 - ii. Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation ambient air monitoring data.
- ii. Potential Impacts
 - i. Provide a qualitative discussion of construction related impacts of noise and the Project's adherence to the Chapter 177, Noise, of the Harrison Town Code.
 - ii. Provide a qualitative discussion of post construction related impacts of noise and the Project's adherence to the Chapter 177, Noise, of the Harrison Town Code.
 - iii. Provide a qualitative analysis of the potential air impacts resulting from site preparation, construction activities, and post-construction activities.
- iii. Proposed Mitigation
 - i. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

M. Historic and Cultural Resources

- i. Existing Conditions
 - i. A descriptive detail of the Proposed Action including the proposed direct impact areas shall be submitted to the New York State Office of Parks, Recreation and Historic Preservation (NYOPRHP) as part of the SEQOR consultation process. The project notification paperwork shall be submitted electronically to NYOPRHP using that agency's Cultural Resources Information System (CRIS).
 - ii. Conduct a Phase I Archaeological Survey.
- ii. Potential Impacts
 - i. Identification of potential impacts to archeological or historic resources, if any.
- iii. Proposed Mitigation
 - i. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

N. Hazardous Materials

i. Existing Conditions

- a. Investigate of the Project Site and surrounding area's history of the presence of hazardous substances through the analysis of historical records, aerial photographs, historic maps, municipal records, field observations and interviews with individuals familiar with the history of the area, most importantly County officials responsible for the use of the Project Site.
- b. Review of federal and state databases and records for documentation of potential liabilities relevant to the Project Site, such as the US EPA's CERCLIS (Comprehensive Emergency Response Compensation and Liability Information System), the National Priorities List (NPL), NYSDEC Inactive Waste Disposal Report, New York Spills Database, among others.

ii. Potential Impacts

- a. Identify impacts resulting from the presence of hazardous substances.

iii. Mitigation Measures

- a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.

O. Greenhouse Gas Emissions, Energy Conservation, Green Building and Sustainability

i. Potential Impacts

- a. Summarize the sustainability goals of the Proposed Action.
- b. Summarize the use of energy resources to be used by the Proposed Action and strategies to reduce energy consumption. Provide a description of the effect of the Proposed Action on the conservation of energy resources; and a discussion of applicable energy building codes.
- c. Analyze of greenhouse gas emissions that will result from development of the Proposed Action. The NYS Department of Environmental Conservation's Guides for Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements will be used to guide this analysis.
- d. Design elements suggested by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) program should be considered for potential incorporation in the project design.
- e. Identify how the Proposed Action achieves long term sustainability goals.

ii. Mitigation Measures

- a. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.

P. Construction

i. Potential Impacts

- i. Description of anticipated construction activities including site preparation, earthwork, removal of materials off-site, stockpiling, and rock removal, if necessary.
- ii. Analysis of construction impacts including:
 - a. Identification of types of construction equipment,
 - b. Construction worker and vehicle traffic,
 - c. Duration and hours of operation,
 - d. Phasing,
 - e. Staging,
 - f. Identification of potential impacts from these construction activities such as noise, air quality, stormwater and traffic, including impacts of truck traffic during various times of day.
- ii. Mitigation Measures
 - i. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

IV. SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED

A. Short-Term Construction Impacts

B. Long-Term Impacts

V. ALTERNATIVES

A. The “No Action” Alternative

B. 200-Unit Multifamily Development with surface parking

C. Office Building Development under existing SB-O Zoning

D. Other methods of mitigating floodplain impacts

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

VII. GROWTH INDUCING ASPECTS

VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES, including LEED Certification Objectives

IX. SOURCES AND BIBLIOGRAPHY

X. APPENDICIES

A. SEQRA Documentation, including EAF, Positive Declaration,

and Scoping Outline

B. Relevant Correspondence

**C. Technical Studies, including SWPPP and Traffic Study,
among others**

D. Detailed Site Plans